

HAYSVILLE PLANNING COMMISSION
Agenda
July 14, 2016
7:00 p.m., Municipal Building, 200 W. Grand

I. Call to Order

II. Roll Call

III. Presentation and Approval of Minutes

A. Minutes of June 23, 2016

IV. New Business

A. Haysville Recreation Addition Preliminary and Final Plat

B. Elections for Chairperson and Vice Chairperson

V. Old Business

VI. Correspondence and Informational Reading

A. Plagens-Carpenter LED sign

VII. Committee Updates

VIII. Off Agenda

IX. Adjournment

**Haysville Planning Commission
Minutes
June 23, 2016**

The regular Planning Commission Meeting was called to order by Vice-Chairperson Janet Parton at 7:00 p.m. in the Council Chambers, located in the Haysville Municipal Building, 200 W. Grand Avenue.

Those members present were: Debbie Coleman, Bob Wethington, Richard Meyer, Clay Randel, Penny Rosendale, Samantha Dillon, Steve Burden. Rose Corby, Planning Commission Secretary was also present.

Vice-Chairperson Janet Parton Called the meeting to order.

Roll Call was taken by Planning Commission Secretary Rose Corby: Parton here, Wethington here, Meyer here, Randel here, Rosendale here, Dillon here, Holub here, Burden here.

Under Presentation and Approval of Minutes, Vice-Chairperson Janet Parton presented for approval the Minutes of May 26th, 2016.

Motion by Wethington – Second by Randel

I make a motion that we approve the corrected minutes from May 26th, 2016.

Parton yea, Wethington yea, Meyer yea, Randel yea, Rosendale abstain, Dillon yea, Holub yea, Burden yea.

Motion declared carried.

Under New Business Vice-Chairperson Janet Parton presented the Public Hearing for request to vacate the utility easement and reduction in size of easement from 20' to 15' located at 1956 W. Grand Ave.

Vice-Chairperson Parton asked the Planning Commission members if any had outside contact with this case. All members stated, "No."

Vice-Chairperson Parton asked if any Planning Commission members have a conflict of interest in this case. Samantha Dillon recused herself and moved from the panel to the audience. Remaining members said, "No."

Vice-Chairperson Parton asked if the Planning Commission Secretary had any written and electronic communications on this matter. Rose responded, "No."

Vice-Chairperson Parton asked the Planning Commission Secretary Staff report.

Rose Corby presented USD 261's request to vacate the Utility Easement located at 1956 W. Grand Ave., Haysville, KS due to an addition planned for the gymnasium. This would require the water main to be the only utility that would need to be moved. This request also includes a reduction in the size of the easement from 20' to 15'. Rose also stated that per Public Works Director, Randal Dorner's request the easement was to remain at 20' even if it is under the ground.

Vice-Chairperson asked if the applicant or agent was present. Bob Faires confirmed.

Vice-Chairperson asked the representative to step forward and state his case as to why the Planning Commission should grant this request to vacate the Utility Easement and reduce the size.

Bob Faires of Howard and Helmer provided a drawing of the proposed easement change and explained that the easement change was needed as the result of an addition and that they would need to relocate a fire hydrant as the road gets pushed out as well. He also state the water main was an 8” and would be the only utility moved. Mr. Faires indicated he was open for questions.

Vice-Chairperson Parton asked if Howard and Helmer has any problem with keeping the utility easement at 20’ as requested by Public Works? Mr. Faires replied, “We can do that.”

Holub asked if the addition was in the near future or farther off into the future. Mr. Faires stated the addition was scheduled to be sent out for bidding on September 1, 2016 and construction to begin on October 1, 2016.

Vice-Chairperson Parton opened discussion to the public.

Brenda Collins stated that she was originally concerned with the request for Vacation of the utility easement due to personal legal issues but after discussing the issues with Rose and upon everything said tonight her concerns have been abated. She did add that she does have a concern that with the addition the architects consider the storm water analysis very carefully before proceeding. Specifically to ensure there is no impact on adjacent properties.

Vice-Chairperson Parton asked if the applicant wishes to rebut any public comments. Mr. Faires said, “No.”

Vice-Chairperson Parton stated the Public comment portion of the public hearing is now closed and the floor is open to Commissioner’s comments. Vice-Chairperson Parton stated the Acceptance of a Vacate of the Utility Easement must be based on the following considerations:

- 1) That the proposed uses will not be contrary to the public interest;
- 2) That the spirit of the article is observed;
- 3) That public safety and welfare is secured; and
- 4) that substantially equal treatment under the law is preserved.

As such the following criteria shall be evaluated in terms of this objective as they relate to the specific case being considered and stipulation as deemed appropriate by the Commission shall be defined:

- 1) Plats or City Limit Lines;
- 2) Streets and alleys or any public right-of-way;
- 3) Easements;
- 4) Access and setbacks.

Vice-Chairperson Parton asked if anyone would like to discuss this. There were no comments.

Vice-Chairperson Parton stated: I would entertain a motion to recommend (approval/denial) of the request at this time.

Motion by Wethington to approve the request for Vacation of the Utility easement and keep the easement at 20’.

Second by Randel

Move to accept the Request for Vacation of Utility easement and keep the easement at 20'.

Parton yea, Wethington yea, Meyer yea, Randel yea, Rosendale abstain, Holub yea, Burden yea.

Motion declared carried.

Dillon removed herself from the audience and retook her seat on panel.

There was no Old Business.

Correspondences or Informational Readings: Vice-Chairperson stated that we received calls from Bob Hay, Brenda Collins and a visit from Robert Nelson concerning the request to vacate of utility easement. She also stated that Brenda Collins was present to express her concerns.

There were no Committee Updates.

There was no Off Agenda items.

Vice-Chairperson Janet Parton presented for approval Adjournment.

Motion by Rosendale - Second by Dillon

Move to adjourn.

Parton yea, Wethington yea, Meyer yea, Randel yea, Dillon yea, Rosendale abstain, Holub yea, Burden yea.

The meeting of the Haysville Planning Commission adjourned at 7:12 pm.

Frank Cortez
Haysville Activity Center
7106 S Broadway
Haysville, KS 67060

To Whom It May Concern,

At the last Park Board meeting that took place on Monday, June 6th, the board members approved the spending of \$21,840 on an LED sign for the baseball Field #1 at Plagens Carpenter Sports Complex. Park Board absorbed \$11,000 of the cost, and City Council covered the remaining \$10,840. This new LED sign would replace the current "Vulcan" field sign. The Vulcan Company is no longer affiliated with this area and we are currently taking suggestions for a new name for the field. The field name will be located below the current scoreboard, supplemented with the City and Campus Colt logos.

The new sign will be used for community advertising as well as for displaying player information during Campus Baseball and Haysville Aviators home games. We are asking local committees to fill out the form that accompanies this letter with a proposed new name. We ask that you have your suggestions submitted to the Haysville Activity Center by Friday, July 29th. Thank you for your time and effort towards this matter.

Sincerely,

Frank Cortez

VULCAN FIELD
HOME OF THE
CAMPUS COLTS

BALL STRIKE OUT

FAIR-PLAY

1 2 3 4 5 6 7 8 9 10 R

BAT
ITOR
OME

H E